

**ORDINANCE NO. 20060406-049**

**AN ORDINANCE REZONING AND CHANGING THE ZONING MAP TO ESTABLISH A PLANNED UNIT DEVELOPMENT (PUD) DISTRICT ON APPROXIMATELY 417.93 ACRES OF LAND GENERALLY KNOWN AS WATERSEDGE PUD, LOCATED AT 3700 DOCTOR SCOTT DRIVE AND STATE HIGHWAY 71 EAST.**

**BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:**

**PART 1.** The zoning map established by Section 25-2-191 of the City Code is amended to change the base zoning district from interim rural residence (I-RR) district to planned unit development (PUD) district on the property (the "Property") described in File C814-05-0069 as approximately 417.93 acres of land being more particularly described by metes and bounds in Exhibit A incorporated into this ordinance, generally known as the Watersedge planned unit development, locally known as the property located at 3700 Doctor Scott Drive and State Highway 71 East, in the City of Austin, Travis County, Texas, and generally identified in the map attached as part of Exhibit A.

**PART 2.** This ordinance, together with the attached Exhibits "A" through "H", shall constitute the land use plan (the "PUD Land Use Plan") for the Watersedge planned unit development district (the "PUD") created by this ordinance. The PUD shall conform to the limitations and conditions set forth in this ordinance and in the Watersedge planned unit development land use plan Exhibits A through B and on record at the Neighborhood Planning and Zoning Department in File No. C814-05-0069. If the text of this ordinance and the attached exhibits conflict, the ordinance applies. Except as otherwise specifically provided by this ordinance, all other rules, regulations and ordinances of the City in effect on the effective date of this ordinance apply to the PUD.

**PART 3.** The attached exhibits or copies of originals on file with the City of Austin Neighborhood Planning and Zoning Department in File No. C814-05-0069 are incorporated into this ordinance in their entirety as though set forth fully in the text of this ordinance. The attached exhibits are as follows:

- |              |   |
|--------------|---|
| Exhibit A:   | Description of Property and Zoning Map  |
| Exhibit B:   | Watersedge PUD Land Use Plan (sheets 1-5)   |
| Exhibit C-1: | Site Development Criteria (see Exhibit B-sheet 1)   |
| Exhibit C-2: | Additional Site Development Regulations Applicable to Mixed Development Residential (a) and (b) (See Exhibit B-sheet 1) |
| Exhibit D:   | Permitted Use Table (See Exhibit B-sheet 1)   |

Exhibit E:	PUD Notes (see Exhibit B-sheet 1)
Exhibit F:	Slope Analysis and Water Quality Plan (see Exhibit B-sheet 3)
Exhibit G:	Special Permitted Uses for PUD Area(s)
Exhibit H:	Parks Trails Network Plan (see Exhibit B- sheet 5)

**PART 4.** In accordance with Section 25-2-411(A) (*Planned Unit Development District Regulations*) of the City Code, the following regulations apply to the PUD instead of otherwise applicable City regulations.

- (A) Sections 25-2-491 (*Permitted, Conditional and Prohibited Uses*) and 25-2-492 (*Site Development Regulations*) of the City Code are modified to allow development in the PUD to comply with the site development regulations and permitted uses of the PUD land use plan.
- (B) The definition of "site" set forth in Section 25-1-21(98) of the City Code is modified to provide that the land included within the geographic boundaries of the entire PUD is a single site for transfer of development purposes. The site includes area within the PUD separated by a public street or other right-of-way. The definition of the term "site" is not modified for the purpose of water quality pond purposes.
- (C) Green Building. All residential development shall comply with Austin Energy Green Building Program (GBP) for a minimum one-star rating. All commercial development shall comply with the GBP for a minimum one-star rating, or, shall be designed and built according to the US Green Building Council's Leadership in Energy and Environmental Design ("LEED™") Green Building Rating System, Certified Level. Certification from either the GBP or the LEED™ shall be met as specified by the version of the rating system current at the time of design.
- (D) At the time an application for approval of a site plan is submitted for development of the Property, or any portion of the Property, an Integrated Pest Management (IPM) plan shall be submitted to the Watershed Protection and Development Review Department for review and approval.

The IPM plan shall comply with the guidelines in Section 1.6.9.2 (D) and (F) of the Environmental Criteria Manual that are in effect on the date of this covenant.

- (E) The following applies to Property that has an open waterway with an upstream drainage area between 64 acres and 320 acres:

The building setback is 50 feet on either side of the centerline of an open waterway. Improvements permitted within the setback are limited to trails, raw water line by Travis County, a wastewater main to serve the Property, public utility crossings, and one roadway crossing, or those improvements that may be otherwise required by the City of Austin or specifically authorized in this ordinance.

**PART 5.** This part is applicable to Parcel A-2A.

- (A) Parcel A-2A as shown on Exhibit "B" shall be designated as a Fire/EMS station site. If a site plan application for the Fire/EMS facility is not approved seven years after the date the developer has delivered a letter of concurrence for the roadway abutting the site as shown on the approved subdivision construction plan or site plan to the Public Works Department, the land uses permitted on the site shall be the land uses permitted on Parcel A-2, and the owner need not dedicate Parcel A-2A to the City of Austin ("Termination Date"). The site development regulations applicable to the site for construction of a Fire/EMS station shall also apply to any other land use constructed on the site.
- (B) Subject to the Termination Date, the owner of the Fire/EMS site authorizes the City to file all development applications required for the construction of the Fire/EMS facility, and agrees to dedicate (fee simple) the site to the City of Austin upon approval of the Fire/EMS station site plan application.
- (C) The owner of the Fire/EMS station site and the City may agree in writing to relocate the Fire/EMS station site to another location within the PUD if the site development regulations of the site proposed for relocation remain the same as the original Fire/EMS station site, and accessibility from the site is acceptable to the City. The Director of the Neighborhood Planning and Zoning Department may administratively approve a revision of the PUD to reflect the relocation of the Fire/EMS station site within the PUD.
- (D) The City may release the designation of the Fire/EMS station site at any time prior to the Termination Date if the City has determined that a Fire/EMS facility will not be constructed on the site. Should the City release the designation or should the Termination Date expire, the document releasing the Fire/EMS station site designation must be executed by the City Manager or designated

Assistant City Manager, and the Director of Neighborhood Planning and Zoning Department may administratively approve a revision of the PUD to reflect the release of the Fire/EMS station site designation.

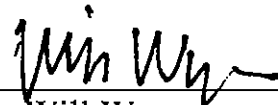
**PART 6.** The Parks Trails Network Plan is attached to this ordinance as Exhibit "H". The developer of the Property has dedicated approximately 75 acres of land for park and open space purposes, as conceptually shown on Exhibit "H". Parkland dedication requirements have been met for all residential uses developed within the boundaries of the PUD.

**PART 7.** This ordinance takes effect on April 17, 2006.

**PASSED AND APPROVED**

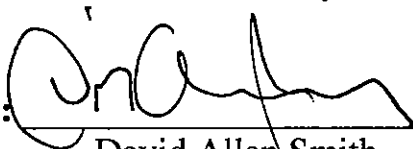
\_\_\_\_\_, April 6, 2006

§  
§  
§



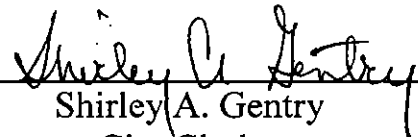
Will Wynn  
Mayor

**APPROVED:**



David Allan Smith  
City Attorney

**ATTEST:**



Shirley A. Gentry  
City Clerk

**Exhibit "A"**

**METCALFE & SANDERS, INC./LAND SURVEYORS**

4800 SOUTH CONGRESS  
AUSTIN, TEXAS 78745  
(512) 442-5363

SURVEYS & RECORDS SINCE 1904

METES AND BOUNDS DESCRIPTION OF A SURVEY OF 417.93 ACRES OF LAND, MORE OR LESS, A PORTION OF THE JOSE ANTONIO NAVARRO SEVEN LEAGUE GRANT, ABSTRACT NO. 18, IN TRAVIS COUNTY, TEXAS, SAID 417.93 ACRES OF LAND, MORE OR LESS, BEING ALL OF THAT 417.93 ACRE TRACT, A PORTION OF THE SAID JOSE ANTONIO NAVARRO SEVEN LEAGUE GRANT, AS DESCRIBED IN A WARRANTY DEED FROM E. H. SMARTT TO PERCY A. MARSHALL AND WIFE, AILEEN C. MARSHALL IN VOLUME 4540, PAGE 1618, DEED RECORDS OF TRAVIS COUNTY, TEXAS, THE SAID 417.93 ACRES OF LAND, MORE OR LESS, BEING COMPOSED OF THE FOLLOWING TRACTS: BEING ALL OF THAT 408.27 ACRE TRACT, SAVE AND EXCEPT THAT 9.656 ACRE TRACT, BOTH A PORTION OF THE SAID 417.93 ACRE TRACT, AS CONVEYED IN A SPECIAL WARRANTY DEED FROM MARSHALL FAMILY PARTNERSHIP TO LEWIS MARSHALL, KATHLEEN MARSHALL HARDIN AND AILEEN MARSHALL ROBERTS IN VOLUME 12297, PAGE 1776, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; BEING ALL OF THAT ONE-HALF OF AN UNDIVIDED ONE-THIRD INTEREST IN SAID 408.27 ACRE TRACT, SAVE AND EXCEPT THAT 9.656 ACRE TRACT, AS CONVEYED IN A SPECIAL WARRANTY DEED FROM LEWIS MARSHALL TO SANDRA LYNN MARSHALL IN DOCUMENT NUMBER 2000053239, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; BEING ALL OF THAT 5.07 ACRE TRACT, DESIGNATED AS TRACT ONE AND ALL OF THAT 5.0 ACRE TRACT, DESIGNATED AS TRACT TWO, BOTH A PORTION OF THE SAID 417.93 ACRE TRACT AND BOTH BEING DESCRIBED IN A SPECIAL WARRANTY DEED FROM AILEEN MARSHALL ROBERTS, INDEPENDENT EXECUTOR OF THE ESTATE OF AILEEN C. MARSHALL, DECEASED TO LEWIS MARSHALL, KATHLEEN MARSHALL HARDIN AND AILEEN MARSHALL ROBERTS IN VOLUME 13379, PAGE 216, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS; AND BEING ALL OF THAT 9.656 ACRE TRACT, A PORTION OF THE SAID 417.93 ACRE TRACT, AS DESCRIBED IN A WARRANTY DEED FROM MARSHALL FAMILY PARTNERSHIP TO LEWIS MARSHALL IN VOLUME 9700, PAGE 615, REAL PROPERTY RECORDS OF TRAVIS COUNTY, TEXAS, SAID 9.656 ACRE TRACT BEING ALSO DESIGNATED AS TRACT ONE AND CONVEYED (ONE-HALF INTEREST) IN A SPECIAL WARRANTY DEED FROM LEWIS MARSHALL TO SANDRA LYNN MARSHALL IN DOCUMENT NUMBER 2000053238, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, THE SAID 417.93 ACRES OF LAND, MORE OR LESS, BEING ALSO ALL OF THE FOLLOWING TRACTS CONVEYED TO THE S. R. SCOTT FAMILY LIMITED PARTNERSHIP: ALL OF THAT 408.27 ACRE TRACT, 417.93 ACRES, SAVE AND EXCEPT 9.656 ACRES, AS DESCRIBED IN A GENERAL WARRANTY DEED FROM SANDRA LYNN MARSHALL-DETEN AND DALE DETEN TO THE S.R. SCOTT FAMILY LIMITED PARTNERSHIP IN DOCUMENT NO. 2004005120, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; ALL OF THAT 408.27 ACRE TRACT, 417.93

ACRES, SAVE AND EXCEPT 9.656 ACRES, AS DESCRIBED IN A GENERAL WARRANTY DEED FROM LEWIS MARSHALL, AILEEN MARSHALL ROBERTS, KATHLEEN MARSHALL HARDIN TO THE S.R. SCOTT FAMILY LIMITED PARTNERSHIP IN DOCUMENT NO. 2004005121, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS; AND ALL OF THAT 9.656 ACRE TRACT AS DESCRIBED IN A GENERAL WARRANTY DEED FROM SANDRA LYNN MARSHALL-DETEN AND DALE DETEN TO THE S.R. SCOTT FAMILY LIMITED PARTNERSHIP IN DOCUMENT NO. 2004005123, OFFICIAL PUBLIC RECORDS OF TRAVIS COUNTY, TEXAS, AS ORIGINALLY SURVEYED FOR E. H. SMARTT BY METCALFE ENGINEERING COMPANY, INC. AND UPDATED FOR STEVE SCOTT, THE S.R. SCOTT FAMILY LIMITED PARTNERSHIP AND MAK MARSHALL RANCH, L.P. BY METCALFE & SANDERS, INC., LAND SURVEYORS, 4800 SOUTH CONGRESS AVENUE, AUSTIN, TEXAS, SAID 417.93 ACRES OF LAND, MORE OR LESS, BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING at a 1/2" steel pin with plastic cap set near corner of fence for the northeast corner of Lot 4-B of the Partition of the Ida Mae Burch Estate, a subdivision of a portion of the Jose Antonio Navarro Seven League Grant, Abstract No. 18, in Travis County, Texas, of record in Plat Book 9, Page 35, Plat Records of Travis County, Texas, and for an interior corner of that 417.93 acre tract, a portion of the said Jose Antonio Navarro Seven League Grant, as described in a Warranty Deed from E. H. Smartt to Percy A. Marshall and wife, Aileen C. Marshall in Volume 4540, Page 1618, Deed Records of Travis County, Texas, said 1/2" steel pin with plastic cap set being also the northwest corner of that 5.0 acre tract of land, a portion of the said 417.93 acre tract, designated as Tract Two and described in a Special Warranty Deed from Aileen Marshall Roberts, Independent Executor of the Estate of Aileen C. Marshall, Deceased to Lewis Marshall, Kathleen Marshall Hardin and Aileen Marshall Roberts in Volume 13379, Page 216, Real Property Records of Travis County, Texas, for the POINT OF BEGINNING and an interior corner of the herein described tract;

THENCE with the north line of said Lot 4-B and with the north end of Burch Drive and with the north line of Lot 5-B, of said Partition of the Ida Mae Burch Estate, and being also with a south line of the said Marshall 417.93 acre tract of record in Volume 4540, Page 1618, Deed Records of Travis County, Texas, courses numbered 1 through 4 inclusive as follows:

- (1) N 68°45' W 562.85 feet to a 1/2" steel pin found;
- (2) N 70°48' W 188.89 feet to a 3/4" iron pipe previously set and found this date;
- (3) N 70°15' W 241.67 feet to a 3/4" iron pipe previously set and found this date;
- (4) N 69°30' W 95.56 feet to a 1/2" iron pipe found at the northwest corner of said Lot 5-B and near a northeast corner of that 91.49 acre tract of land, a portion of the said Jose Antonio Navarro Seven League Grant, in Travis County, Texas, as described in a Special Warranty Deed from The Hills of Onion Creek Joint Venture to Travis County, Texas, in Volume 13165, Page 954, Real Property Records of Travis County, Texas;

(5) THENCE with a south line of the said Marshall 417.93 acre tract of record in Volume 4540, Page 1618, Deed Records of Travis County, Texas, and being along or near a

north line of the said Travis County 91.49 acre tract, N 69°12' W 89.34 feet to a 3/4" iron pipe previously set and found this date at corner of fence for a southwest corner of the said Marshall 417.93 acre tract of record in Volume 4540, Page 1618, Deed Records of Travis County, Texas, and a northwest corner of the said Travis County, Texas 91.49 acre tract, said 3/4" iron pipe previously set and found this date being also the northeast corner of that 2.0 acre cemetery tract, a portion of the said Jose Antonio Navarro Seven League Grant, in Travis County, Texas, as described in a deed from R. F. Jones to E. P. Norwood, et al, in Volume 87, Page 242, Deed Records of Travis County, Texas, for a southwest corner of the herein described tract;

(6) THENCE with the average of an old and crooked fence along a west line of the said Marshall 417.93 acre tract of record in Volume 4540, Page 1618, Deed Records of Travis County, Texas, and the most northerly east line of the said Travis County, Texas 91.49 acre tract, N 30°10' E 2639.0 feet to a 1" iron pipe previously set in the center of a gully and found this date at an interior corner of the said Marshall 417.93 acre tract of record in Volume 4540, Page 1618, Deed Records of Travis County, Texas, and the most northerly northeast corner of the said Travis County, Texas 91.49 acre tract, for an interior corner of the herein described tract;

(7) THENCE with a south line of the said Marshall 417.93 acre tract of record in Volume 4540, Page 1618, Deed Records of Travis County, Texas, and the most northerly north line of the said Travis County, Texas 91.49 acre tract, N 60°38' W at 594.09 feet passing the most northerly northwest corner of the said Travis County, Texas 91.49 acre tract, in all 616.11 feet to a 1" iron pipe previously set on the south bank of Onion Creek at the most northerly southwest corner of the said Marshall 417.93 acre tract of record in Volume 4540, Page 1618, Deed Records of Travis County, Texas, for the most northerly southwest corner of the herein described tract;

THENCE downstream with the meanders of the southeast, east and south bank of Onion Creek and being also with the northwest, west and north line of the said Marshall 417.93 acre tract of record in Volume 4540, Page 1618, Deed Records of Travis County, Texas, courses numbered 8 through 39 as follows:

- (8) N 64°25' E 175.56 feet to a 3/4" iron pipe previously set and found November 14, 2003;
- (9) N 65°47' E 147.85 feet to an iron stake;
- (10) N 53°42' E 94.5 feet to an iron stake;
- (11) N 59°48' E 158.8 feet to a 3/4" iron pipe previously set and found November 14, 2003;
- (12) N 53°11' E 200.35 feet to an iron stake;
- (13) N 22°17' E 126.8 feet to an iron stake;
- (14) N 14°16' E 230.55 feet to an iron stake;
- (15) N 9°30' E 122.8 feet to a 3/4" iron pipe previously set and found November 14, 2003;
- (16) N 5°40' W 92.7 feet to a 3/4" iron pipe previously set and found November 14, 2003;
- (17) N 0°05' W 312.9 feet to an iron stake;

- (18) N 7°35' W 187.0 feet to an iron stake;
- (19) N 2°35' W 155.2 feet to an iron stake;
- (20) N 2°03' E 199.3 feet to an iron stake;
- (21) N 12°09' E 54.95 feet to an iron stake;
- (22) N 20°47' E 89.35 feet to an iron stake;
- (23) N 40°43' E 223.0 feet to an iron stake;
- (24) N 64°16' E 176.65 feet to an iron stake;
- (25) N 89°58' E 142.8 feet to an iron stake;
- (26) S 75°41' E 174.7 feet to an iron stake;
- (27) S 64°09' E 185.5 feet to an iron stake;
- (28) S 61°24' E 94.8 feet to an iron stake;
- (29) S 59°50' E 161.15 feet to an iron stake;
- (30) S 57°23' E 259.9 feet to an iron stake;
- (31) S 60°53' E 370.3 feet to an iron stake;
- (32) S 58°07' E 132.6 feet to an iron stake;
- (33) S 70°01' E 233.4 feet to an iron stake;
- (34) S 80°35' E 242.1 feet to an iron stake;
- (35) S 86°28' E 343.3 feet to an iron stake;
- (36) N 82°38' E 350.4 feet to an iron stake;
- (37) N 70°57' E 297.1 feet to an iron stake;
- (38) N 67°58' E 91.05 feet to an iron stake;
- (39) N 66°49' E 274.65 feet to an iron stake at the intersection of the wet bank of Onion Creek with the old bed of Onion Creek;

THENCE with the meanders of the south bank of old Onion Creek and the north line of the said Marshall 417.93 acre tract, courses numbered 40 through 42 inclusive as follows:

- (40) N 88°44' E 76.0 feet to an iron stake;
- (41) N 78°18' E 237.9 feet to an iron stake;
- (42) N 74°27' E 333.84 feet to a 1" iron pipe previously set and found this date on the south bank of the old bed of Onion Creek at the northeast corner of the said Marshall 417.93 acre tract and in or near the most northerly west line of that 284.0563 acre tract, a portion of the said Jose Antonio Navarro Seven League Grant, as described in Warranty Deed with Vendor's Lien from The Johnson Family Limited Partnership to David L. Mellenbruch, et ux in Volume 12352, Page 1108, Real Property Records of Travis County, Texas, for the northeast corner of the herein described tract, and from which 1" iron pipe found a 36" Cottonwood (now dead) marked x bears S 85°30' E 66.6 feet and a 30" Elm marked x bears S 0°05' E 27.1 feet;

THENCE with the northerly prolongation of a fence and with said fence, and being also with the most northerly east line of the said Marshall 417.93 acre tract and along or near the most northerly west line of the said Mellenbruch 284.0563 acre tract, and being also along or near the west line of that 25.0000 acre tract of land, a portion of the said Jose Antonio Navarro Seven League Grant, as described in a Warranty Deed from David L. Mellenbruch, et ux, to Claire W. Dees in Volume 12352, Page 1104, Real Property Records of Travis County, Texas, and being also with the east line of that 9.656 acre tract, a portion of the said 417.93 acre tract, as described



in a Warranty Deed from Marshall Family Partnership to Lewis Marshall in Volume 9700, Page 615, Real Property Records of Travis County, Texas, courses numbered 43 through 44 inclusive as follows:

(43) S 29°57' W 3419.47 feet to a 3/4" iron pipe previously set and found this date at the northeast corner of the said Marshall 9.656 acre tract;

(44) S 29°10' W 364.91 feet to a 3/4" iron pipe previously set and found this date at the northeast corner of that 2.8 acre tract of land, a portion of the said Jose Antonio Navarro Seven League Grant, described as a forty foot wide lane for a County Road in a deed from Mrs. Ella J. Washington, Individually and as Independent Executrix of the T. P. Washington Estate to Travis County, Texas, in Volume 548, Page 273, Deed Records of Travis County, Texas, and the southeast corner of the said Marshall 9.656 acre tract, said 3/4" iron pipe found being the most northerly southeast corner of the said Marshall 417.93 acre tract and the present northeast corner of Dr. Scott Drive, for the most northerly southeast corner of the herein described tract;

(45) THENCE with the north line of the said Travis County, Texas 2.8 acre tract as fenced and the south line of the said Marshall 9.656 acre tract and being also with the north line of Dr. Scott Drive as fenced and used on the ground and a south line of the said Marshall 417.93 acre tract, N 59° 06' W 95.20 feet to a 1 1/4 " drill stem with 3/4" threads at the top previously set and found this date for the northwest corner of Dr. Scott Drive as fenced and used upon the ground and an interior corner of the said Marshall 417.93 acre tract, for an interior corner of the herein described tract;

THENCE with the west line of Dr. Scott Drive, as found fenced and used upon the ground, and the most southerly east line of the said Marshall 417.93 acre tract, courses numbered 46 through 48 inclusive as follows:

(46) S 28°50' W 2512.76 feet to a 3/4" iron pipe previously set and found this date;

(47) S 27°43' W 369.66 feet to a 3/4" iron pipe previously set and found this date;

(48) S 25°19' W 378.33 feet to a square head bolt found;

(49) THENCE with the west line of Dr. Scott Drive, as found fenced and used upon the ground, and the most southerly east line of the said Marshall 417.93 acre tract, S 29°33' W 390.99 feet to a concrete highway marker found at the intersection of the west line of Dr. Scott Drive with the north line of Texas State Highway No. 71, said concrete highway marker found being also the most southerly southeast corner of the said Marshall 417.93 acre tract, for the most southerly southeast corner of the herein described tract;

THENCE with the north line of Texas State Highway No. 71 and the most southerly south line of the said Marshall 417.93 acre tract, courses numbered 50 through 51 inclusive as follows:

(50) S 83°07' W 639.64 feet to a concrete highway marker found;

(51) S 83°06' W 1027.80 feet to a 3/4" iron pipe previously set and found this date at the most southerly southwest corner of the said Marshall 417.93 acre tract and the southeast corner of that 1.0 acre tract, a portion of the said Jose Antonio Navarro Seven League Grant, as described in a deed from Richard Sterling, et ux, to Israel Thompson, et ux, in Volume 1058,

Page 512, Deed Records of Travis County, Texas, for the most southerly southwest corner of the herein described tract;

(52) THENCE with the most southerly west line of the said Marshall 417.93 acre tract and the east line of the Thompson 1.0 acre tract, N 7°02' W 340.6 feet to a 3/4" iron pipe previously set and found this date at the north corner of the said Thompson 1.0 acre tract in the east line of Lot 1-B of said Partition of the Ida Mae Burch Estate, of record in Plat Book 9, Page 35, Plat Records of Travis County, Texas;

(53) THENCE with the most southerly west line of the said Marshall 417.93 acre tract and the east line of said Lot 1-B and the east line of Lots 2-B and 3-B of said Partition of the Ida Mae Burch Estate, and with the east line of said Lot 4-B, and being also with the west line of the said Marshall Tract Two of 5.0 acres of record in Volume 13379, Page 216, Real Property Records of Travis County, Texas, N 30°00' E at 120.12 feet passing a 3/4" iron pipe found at the northeast corner of said Lot 1-B and the southeast corner of said Lot 2-B, in all 1716.90 feet to POINT OF BEGINNING of the herein described tract, containing 417.93 acres of land, more or less.

Note: The plastic caps on the steel pins set which are denoted as being capped are inscribed with "M & S 1838".

Metes and Bounds Description Revised January 7, 2005  
From A Metes and Bounds Description Prepared December, 1972 .  
Survey Last Updated January 4, 2005  
From A Survey Completed December 1972.



METCALFE & SANDERS, INC.  
Land Surveyors

By:

A handwritten signature in cursive script, appearing to read "George L. Sanders".



George L. Sanders  
Texas Registered Professional  
Land Surveyor No. 1838

Plan 8595  
FB 891, P 1-9 & DC  
FB 509, P 40-49

Job No. 05003.01

c:\project\05003\doc\fn417ac.doc



 1" = 1000'	SUBJECT TRACT		<b>EXHIBIT A</b> PLANNED UNIT DEVELOPMENT		CITY GRID REFERENCE NUMBER R15-17
	PENDING CASE	.....			
	ZONING BOUNDARY	-----	CASE #: C814-05-0069	DATE: 05-05	
	CASE MGR: S. SIRWAITIS		ADDRESS: 3700 DOCTOR SCOTT DR	INTLS: SM	
	SUBJECT AREA (acres): 417.930				

Number	Date Rec'd	Address Number Date	Amount Due	Amount Paid
1	1/1/19	1/1/19	100.00	100.00
2	1/1/19	1/1/19	100.00	100.00
3	1/1/19	1/1/19	100.00	100.00
4	1/1/19	1/1/19	100.00	100.00
5	1/1/19	1/1/19	100.00	100.00
6	1/1/19	1/1/19	100.00	100.00
7	1/1/19	1/1/19	100.00	100.00
8	1/1/19	1/1/19	100.00	100.00
9	1/1/19	1/1/19	100.00	100.00
10	1/1/19	1/1/19	100.00	100.00
11	1/1/19	1/1/19	100.00	100.00
12	1/1/19	1/1/19	100.00	100.00
13	1/1/19	1/1/19	100.00	100.00
14	1/1/19	1/1/19	100.00	100.00
15	1/1/19	1/1/19	100.00	100.00
16	1/1/19	1/1/19	100.00	100.00
17	1/1/19	1/1/19	100.00	100.00
18	1/1/19	1/1/19	100.00	100.00
19	1/1/19	1/1/19	100.00	100.00
20	1/1/19	1/1/19	100.00	100.00
21	1/1/19	1/1/19	100.00	100.00
22	1/1/19	1/1/19	100.00	100.00
23	1/1/19	1/1/19	100.00	100.00
24	1/1/19	1/1/19	100.00	100.00
25	1/1/19	1/1/19	100.00	100.00
26	1/1/19	1/1/19	100.00	100.00
27	1/1/19	1/1/19	100.00	100.00
28	1/1/19	1/1/19	100.00	100.00
29	1/1/19	1/1/19	100.00	100.00
30	1/1/19	1/1/19	100.00	100.00
31	1/1/19	1/1/19	100.00	100.00
32	1/1/19	1/1/19	100.00	100.00
33	1/1/19	1/1/19	100.00	100.00
34	1/1/19	1/1/19	100.00	100.00
35	1/1/19	1/1/19	100.00	100.00
36	1/1/19	1/1/19	100.00	100.00
37	1/1/19	1/1/19	100.00	100.00
38	1/1/19	1/1/19	100.00	100.00
39	1/1/19	1/1/19	100.00	100.00
40	1/1/19	1/1/19	100.00	100.00
41	1/1/19	1/1/19	100.00	100.00
42	1/1/19	1/1/19	100.00	100.00
43	1/1/19	1/1/19	100.00	100.00
44	1/1/19	1/1/19	100.00	100.00
45	1/1/19	1/1/19	100.00	100.00
46	1/1/19	1/1/19	100.00	100.00
47	1/1/19	1/1/19	100.00	100.00
48	1/1/19	1/1/19	100.00	100.00
49	1/1/19	1/1/19	100.00	100.00
50	1/1/19	1/1/19	100.00	100.00
51	1/1/19	1/1/19	100.00	100.00
52	1/1/19	1/1/19	100.00	100.00
53	1/1/19	1/1/19	100.00	100.00
54	1/1/19	1/1/19	100.00	100.00
55	1/1/19	1/1/19	100.00	100.00
56	1/1/19	1/1/19	100.00	100.00
57	1/1/19	1/1/19	100.00	100.00
58	1/1/19	1/1/19	100.00	100.00
59	1/1/19	1/1/19	100.00	100.00
60	1/1/19	1/1/19	100.00	100.00
61	1/1/19	1/1/19	100.00	100.00
62	1/1/19	1/1/19	100.00	100.00
63	1/1/19	1/1/19	100.00	100.00
64	1/1/19	1/1/19	100.00	100.00
65	1/1/19	1/1/19	100.00	100.00
66	1/1/19	1/1/19	100.00	100.00
67	1/1/19	1/1/19	100.00	100.00
68	1/1/19	1/1/19	100.00	100.00
69	1/1/19	1/1/19	100.00	100.00
70	1/1/19	1/1/19	100.00	100.00
71	1/1/19	1/1/19	100.00	100.00

- [illegible]

Period	Kind Item	1944	1945	Percent Difference of A.A. for 1945	Percent of A.A. for 1945
1-12	1944	1.17	1.17	0	100
1-12	1945	1.17	1.17	0	100
1-12	1946	1.17	1.17	0	100
1-12	1947	1.17	1.17	0	100
1-12	1948	1.17	1.17	0	100
1-12	1949	1.17	1.17	0	100
1-12	1950	1.17	1.17	0	100
1-12	1951	1.17	1.17	0	100
1-12	1952	1.17	1.17	0	100
1-12	1953	1.17	1.17	0	100
1-12	1954	1.17	1.17	0	100
1-12	1955	1.17	1.17	0	100
1-12	1956	1.17	1.17	0	100
1-12	1957	1.17	1.17	0	100
1-12	1958	1.17	1.17	0	100
1-12	1959	1.17	1.17	0	100
1-12	1960	1.17	1.17	0	100
1-12	1961	1.17	1.17	0	100
1-12	1962	1.17	1.17	0	100
1-12	1963	1.17	1.17	0	100
1-12	1964	1.17	1.17	0	100
1-12	1965	1.17	1.17	0	100
1-12	1966	1.17	1.17	0	100
1-12	1967	1.17	1.17	0	100
1-12	1968	1.17	1.17	0	100
1-12	1969	1.17	1.17	0	100
1-12	1970	1.17	1.17	0	100
1-12	1971	1.17	1.17	0	100
1-12	1972	1.17	1.17	0	100
1-12	1973	1.17	1.17	0	100
1-12	1974	1.17	1.17	0	100
1-12	1975	1.17	1.17	0	100
1-12	1976	1.17	1.17	0	100
1-12	1977	1.17	1.17	0	100
1-12	1978	1.17	1.17	0	100
1-12	1979	1.17	1.17	0	100
1-12	1980	1.17	1.17	0	100
1-12	1981	1.17	1.17	0	100
1-12	1982	1.17	1.17	0	100
1-12	1983	1.17	1.17	0	100
1-12	1984	1.17	1.17	0	100
1-12	1985	1.17	1.17	0	100
1-12	1986	1.17	1.17	0	100
1-12	1987	1.17	1.17	0	100
1-12	1988	1.17	1.17	0	100
1-12	1989	1.17	1.17	0	100
1-12	1990	1.17	1.17	0	100
1-12	1991	1.17	1.17	0	100
1-12	1992	1.17	1.17	0	100
1-12	1993	1.17	1.17	0	100
1-12	1994	1.17	1.17	0	100
1-12	1995	1.17	1.17	0	100
1-12	1996	1.17	1.17	0	100
1-12	1997	1.17	1.17	0	100
1-12	1998	1.17	1.17	0	100
1-12	1999	1.17	1.17	0	100
1-12	2000	1.17	1.17	0	100
1-12	2001	1.17	1.17	0	100
1-12	2002	1.17	1.17	0	100
1-12	2003	1.17	1.17	0	100
1-12	2004	1.17	1.17	0	100
1-12	2005	1.17	1.17	0	100
1-12	2006	1.17	1.17	0	100
1-12	2007	1.17	1.17	0	100
1-12	2008	1.17	1.17	0	100
1-12	2009	1.17	1.17	0	100
1-12	2010	1.17	1.17	0	100
1-12	2011	1.17	1.17	0	100
1-12	2012	1.17	1.17	0	100
1-12	2013	1.17	1.17	0	100
1-12	2014	1.17	1.17	0	100
1-12	2015	1.17	1.17	0	100

- [illegible]

ADDITIONAL SITE DEV. REGULATIONS APPLICABLE  
TO MIXED DEVELOPMENT RESIDENTIAL (a) and (b)  
FOR P.U.D. AREAS  
"EXHIBIT C-2"  
6782

[illegible][illegible]

UFA 100 400-gram Supplement 10

### LEGAL DESCRIPTION

[illegible]

### MAXIMUM DENSITIES

Wang, P. D.  
Wang, P. D.

3/7/2004

Prod	Lab Test	Amount	Subst	Unit	Unit Price
1	1000	1000	1000	1000	1000
2	1000	1000	1000	1000	1000
3	1000	1000	1000	1000	1000
4	1000	1000	1000	1000	1000
5	1000	1000	1000	1000	1000
6	1000	1000	1000	1000	1000
7	1000	1000	1000	1000	1000
8	1000	1000	1000	1000	1000
9	1000	1000	1000	1000	1000
10	1000	1000	1000	1000	1000
11	1000	1000	1000	1000	1000
12	1000	1000	1000	1000	1000
13	1000	1000	1000	1000	1000
14	1000	1000	1000	1000	1000
15	1000	1000	1000	1000	1000
16	1000	1000	1000	1000	1000
17	1000	1000	1000	1000	1000
18	1000	1000	1000	1000	1000
19	1000	1000	1000	1000	1000
20	1000	1000	1000	1000	1000
21	1000	1000	1000	1000	1000
22	1000	1000	1000	1000	1000
23	1000	1000	1000	1000	1000
24	1000	1000	1000	1000	1000
25	1000	1000	1000	1000	1000
26	1000	1000	1000	1000	1000
27	1000	1000	1000	1000	1000
28	1000	1000	1000	1000	1000
29	1000	1000	1000	1000	1000
30	1000	1000	1000	1000	1000
31	1000	1000	1000	1000	1000
32	1000	1000	1000	1000	1000
33	1000	1000	1000	1000	1000
34	1000	1000	1000	1000	1000
35	1000	1000	1000	1000	1000
36	1000	1000	1000	1000	1000
37	1000	1000	1000	1000	1000
38	1000	1000	1000	1000	1000
39	1000	1000	1000	1000	1000
40	1000	1000	1000	1000	1000
41	1000	1000	1000	1000	1000
42	1000	1000	1000	1000	1000
43	1000	1000	1000	1000	1000
44	1000	1000	1000	1000	1000
45	1000	1000	1000	1000	1000
46	1000	1000	1000	1000	1000
47	1000	1000	1000	1000	1000
48	1000	1000	1000	1000	1000
49	1000	1000	1000	1000	1000
50	1000	1000	1000	1000	1000

200	High Pump / Bay
200-140	High Pump / Bay
200-140	High Pump / Bay

### STREET DESIGN TABLE

Survey Name	Classification	ROW	Faring	Shoofly	Linear Feet
Main Entry	Primary Collector	92	10 04/10 363.4	F new gals	620 L.F.
North Entry	Primary Collector	76	42	F new gals	1229 L.F.
West Entry	Compartment Collector	76	42	F new gals	764 L.F.
East Entry	Redwood Collector	92	42	F new gals	520 L.F.
Main Loop	Redwood Collector	92	42	F new gals	520 L.F.

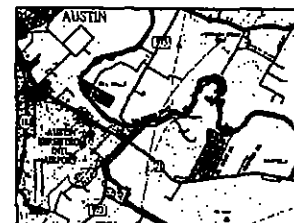
LAND USE SUMMARY	ACREAGE	% OF PROJECT
1. Wetlands	10.0	10.0
2. Forest	10.0	10.0
3. Agriculture	10.0	10.0
4. Urban	10.0	10.0
5. Open Space	10.0	10.0
6. Water	10.0	10.0
7. Other	10.0	10.0
<b>Total</b>	<b>100.0</b>	<b>100.0</b>

(A) MIXED DEVELOPMENT RES.	247.40 ac.	59%
(B) MIXED DEVELOPMENT RES.	61.34 ac.	15%
REGIONAL PARK	51.95 ac.	12%
COMMUNITY PARK	7.01 ac.	2%
COMMUNITY RECREATION	3.21 ac.	1%
• OFFICIAL RETAIL	36.29 ac.	9%
RIGHT OF WAY USAGE	17.25 ac.	4%
TOWER	2.94 ac.	1%
<b>TOTAL</b>	<b>417.93 ac.</b>	<b>100.0 %</b>

[illegible]

**Land Use Maximum Density Per T.I.A**

Proposed Land Use	Priority
Residential - Single	2000
Single Family Attached (Duplex)	1500
Apartment	2000
Commercial	2000
<b>Total</b>	<b>10,000</b>



OWNER/DEVELOPER  
M  
MAKAR  
LAND PLANNERS:

## SHEET INDEX

- SHEET 1 of 5 - COVER SHEET  
SHEET 2 of 5 - CONCEPTUAL LAND PLAN (P.U.D.) (2000-01)  
SHEET 3 of 5 - SLOPE ANALYSIS & WATER QUALITY PLAN (2000-01)  
SHEET 4 of 5 - PARKS AND TRAILS NETWORK PLAN (2000-01)  
SHEET 5 of 5 - AERIAL VEGETATIVE ANALYSIS

**ATTORNEY:**  
ARMBRIST & BROWN  
100 CONGRESS, SUITE 1300  
AUSTIN, TX 78701  
512-415-1100

**OWNER / DEVELOPER:**  
**MAX MARSHALL RANCH, L.P.**  
**3009 JUNIPER TRACE RD SUITE 2**  
**AUSTIN, TX 78738**  
**512-402-1790**

**ENVIRONMENTAL  
CONSULTANTS:**  
**HORIGON**  
2600 DELLANA LN.  
AUSTIN, TX 78748  
512-726-2400

**TRAFFIC CONSULTANTS**  
WDM Transportation Engineers  
504 LAVACA ST., SUITE 117  
AUSTIN, TX 78701  
(512) 475-5141

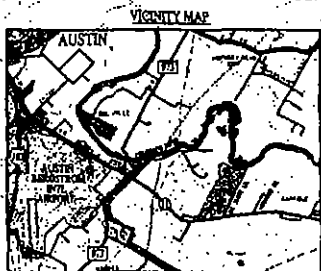
ENGINEER:

C.A. GARDNER

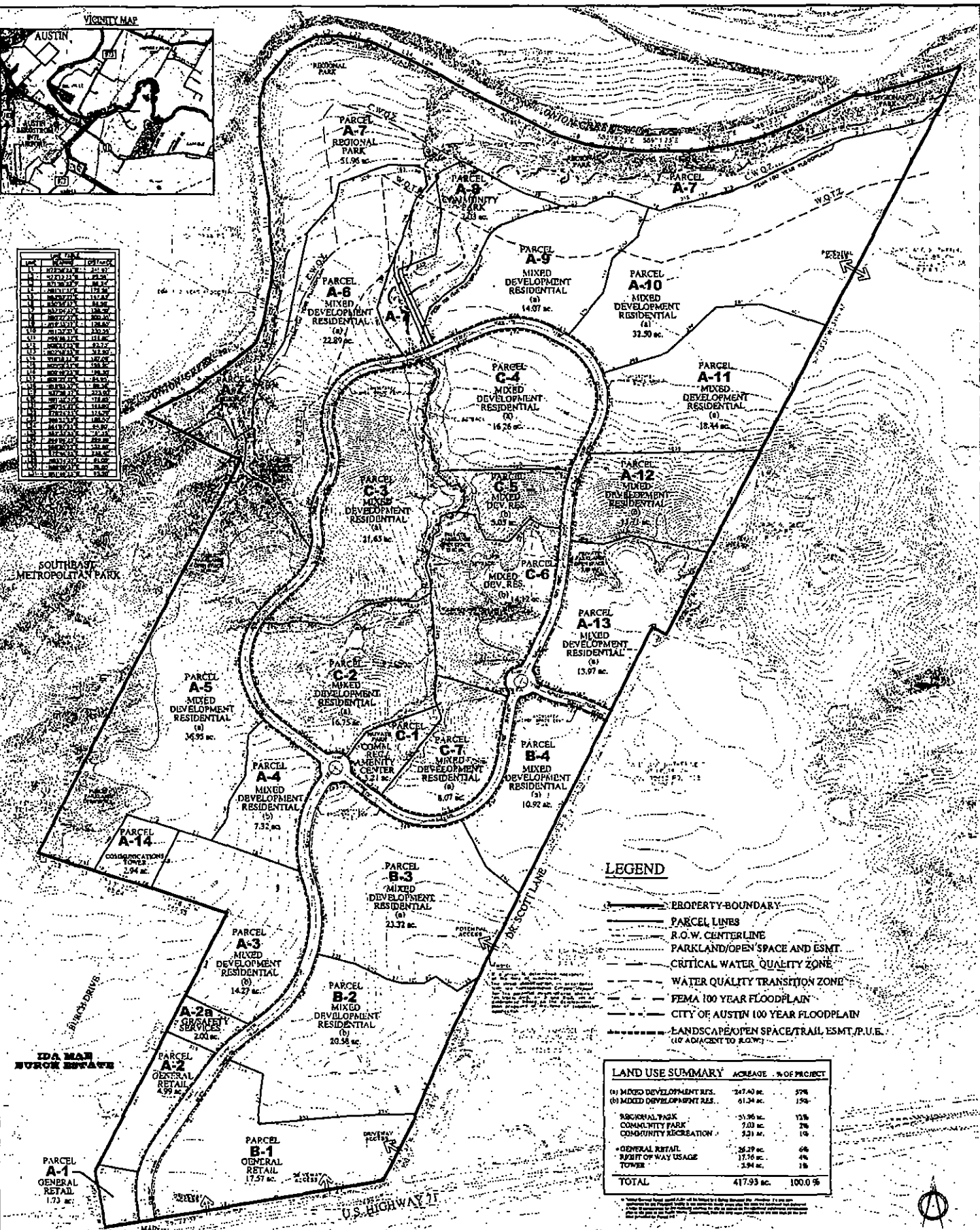
**WATERSEdge**  
PLANNED UNIT DEVELOPMENT  
DATE: 3/23/06

SHEET 1 of 5

EXHIBIT B (pg. 1)



NO.	SECTION	ACRES
1	10-10-10-10	1.00
2	10-10-10-10	1.00
3	10-10-10-10	1.00
4	10-10-10-10	1.00
5	10-10-10-10	1.00
6	10-10-10-10	1.00
7	10-10-10-10	1.00
8	10-10-10-10	1.00
9	10-10-10-10	1.00
10	10-10-10-10	1.00
11	10-10-10-10	1.00
12	10-10-10-10	1.00
13	10-10-10-10	1.00
14	10-10-10-10	1.00
15	10-10-10-10	1.00
16	10-10-10-10	1.00
17	10-10-10-10	1.00
18	10-10-10-10	1.00
19	10-10-10-10	1.00
20	10-10-10-10	1.00
21	10-10-10-10	1.00
22	10-10-10-10	1.00
23	10-10-10-10	1.00
24	10-10-10-10	1.00
25	10-10-10-10	1.00
26	10-10-10-10	1.00
27	10-10-10-10	1.00
28	10-10-10-10	1.00
29	10-10-10-10	1.00
30	10-10-10-10	1.00
31	10-10-10-10	1.00
32	10-10-10-10	1.00
33	10-10-10-10	1.00
34	10-10-10-10	1.00
35	10-10-10-10	1.00
36	10-10-10-10	1.00
37	10-10-10-10	1.00
38	10-10-10-10	1.00
39	10-10-10-10	1.00
40	10-10-10-10	1.00
41	10-10-10-10	1.00
42	10-10-10-10	1.00
43	10-10-10-10	1.00
44	10-10-10-10	1.00
45	10-10-10-10	1.00
46	10-10-10-10	1.00
47	10-10-10-10	1.00
48	10-10-10-10	1.00
49	10-10-10-10	1.00
50	10-10-10-10	1.00



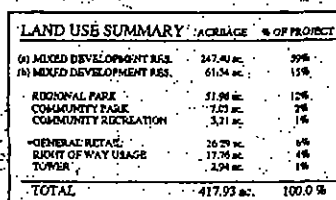
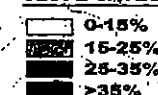
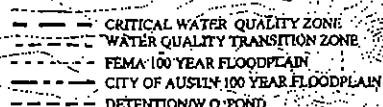
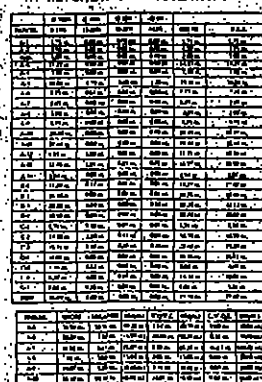
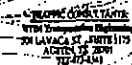
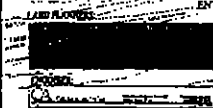
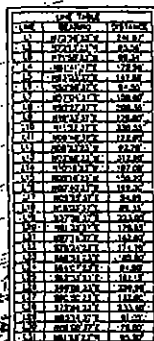
- LEGEND**
- PROPERTY BOUNDARY
  - PARCEL LINES
  - R.O.W. CENTERLINE
  - PARKLAND/OPEN SPACE AND ESMT.
  - CRITICAL WATER QUALITY ZONE
  - WATER QUALITY TRANSITION ZONE
  - FEMA 100 YEAR FLOODPLAIN
  - CITY OF AUSTIN 100 YEAR FLOODPLAIN
  - LANDSCAPE/OPEN SPACE/TRAIL, ESMT./P.U.E. (10' ADJACENT TO R.O.W.)

LAND USE SUMMARY	ACREAGE	% OF PROJECT
(a) MIXED DEVELOPMENT RES.	247.40 ac.	57%
(b) MIXED DEVELOPMENT RES.	61.34 ac.	15%
REGIONAL PARK	31.96 ac.	13%
COMMUNITY PARK	7.03 ac.	2%
COMMUNITY RECREATION	2.31 ac.	1%
GENERAL RETAIL	26.39 ac.	6%
RIGHT OF WAY USAGE	17.76 ac.	4%
TOWER	2.94 ac.	1%
<b>TOTAL</b>	<b>417.93 ac.</b>	<b>100.0%</b>

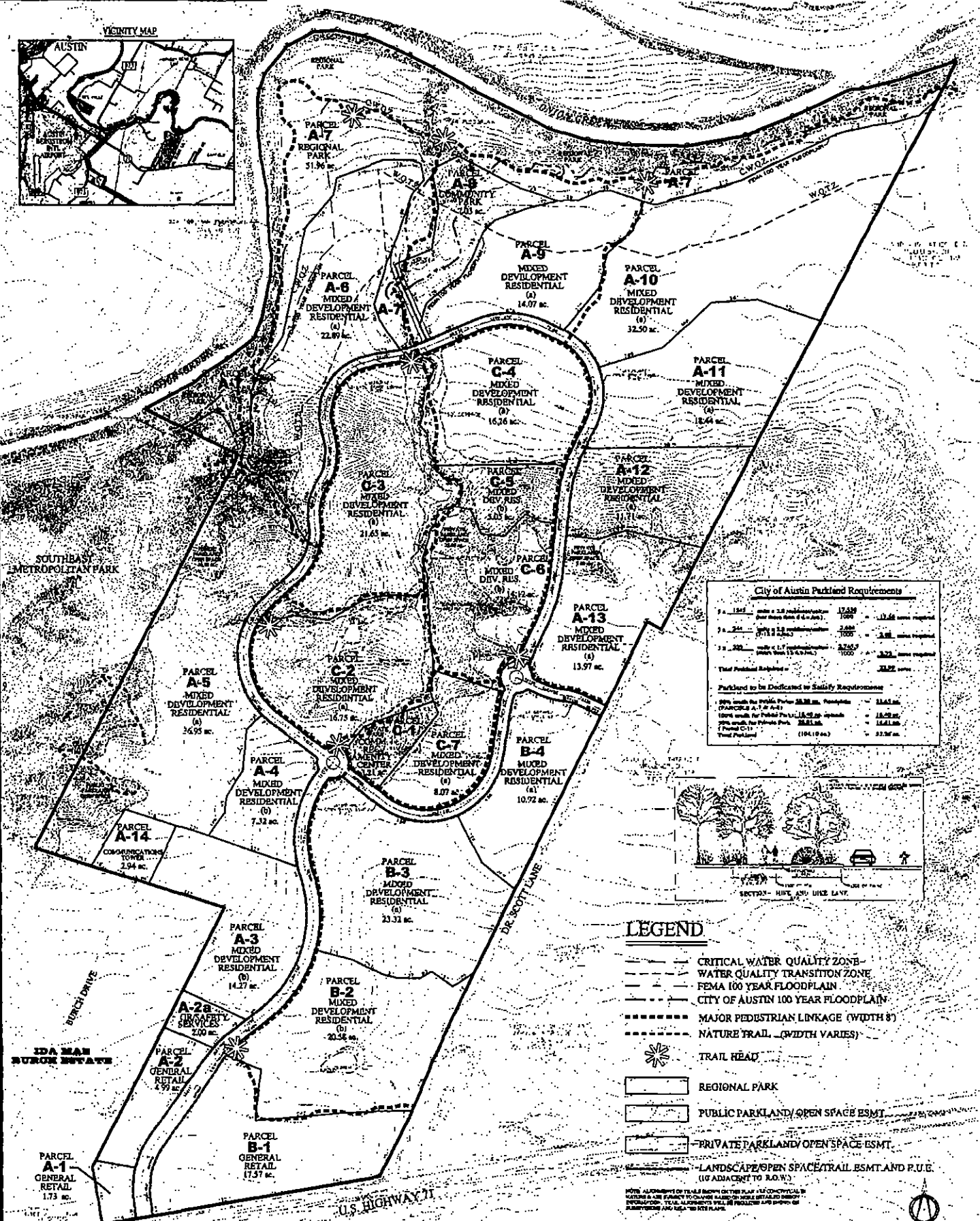
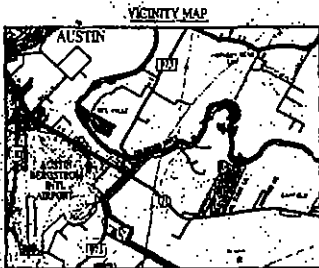
**MAKAR**  
OWNER/DEVELOPER  
505 MARSHALL BLVD. STE. 200  
AUSTIN, TX 78701  
737-441-1100

**WATERSEdge P.U.D.**  
PLANNED UNIT DEVELOPMENT  
"EXHIBIT B"

**SCALE IN FEET**  
DATE: 3/23/06  
SHEET 2 of 5







**City of Austin Parkland Requirements**

Parcel	Area (Acres)	Required Parkland (Acres)	Provided Parkland (Acres)	Net Required (Acres)
Parcel A-1	1.73	0.18	0.18	0.00
Parcel A-2	4.91	0.48	0.48	0.00
Parcel A-3	14.17	1.28	1.28	0.00
Parcel A-4	7.32	0.66	0.66	0.00
Parcel A-5	26.93	2.42	2.42	0.00
Parcel A-6	22.91	2.06	2.06	0.00
Parcel A-7	51.96	4.67	4.67	0.00
Parcel A-8	14.07	1.26	1.26	0.00
Parcel A-9	16.26	1.46	1.46	0.00
Parcel A-10	32.50	2.92	2.92	0.00
Parcel A-11	18.44	1.66	1.66	0.00
Parcel A-12	11.11	1.00	1.00	0.00
Parcel A-13	13.97	1.25	1.25	0.00
Parcel A-14	2.94	0.26	0.26	0.00
Parcel B-1	17.57	1.58	1.58	0.00
Parcel B-2	20.56	1.85	1.85	0.00
Parcel B-3	23.32	2.10	2.10	0.00
Parcel B-4	10.72	0.96	0.96	0.00
Parcel C-1	8.07	0.72	0.72	0.00
Parcel C-2	16.75	1.50	1.50	0.00
Parcel C-3	21.63	1.94	1.94	0.00
Parcel C-4	15.26	1.37	1.37	0.00
Parcel C-5	4.03	0.36	0.36	0.00
Parcel C-6	5.12	0.46	0.46	0.00
Parcel C-7	8.07	0.72	0.72	0.00

**Parkland to be Dedicated to Satisfy Requirements**

Parcel	Area (Acres)	Required Parkland (Acres)	Provided Parkland (Acres)	Net Required (Acres)
Parcel A-1	1.73	0.18	0.18	0.00
Parcel A-2	4.91	0.48	0.48	0.00
Parcel A-3	14.17	1.28	1.28	0.00
Parcel A-4	7.32	0.66	0.66	0.00
Parcel A-5	26.93	2.42	2.42	0.00
Parcel A-6	22.91	2.06	2.06	0.00
Parcel A-7	51.96	4.67	4.67	0.00
Parcel A-8	14.07	1.26	1.26	0.00
Parcel A-9	16.26	1.46	1.46	0.00
Parcel A-10	32.50	2.92	2.92	0.00
Parcel A-11	18.44	1.66	1.66	0.00
Parcel A-12	11.11	1.00	1.00	0.00
Parcel A-13	13.97	1.25	1.25	0.00
Parcel A-14	2.94	0.26	0.26	0.00
Parcel B-1	17.57	1.58	1.58	0.00
Parcel B-2	20.56	1.85	1.85	0.00
Parcel B-3	23.32	2.10	2.10	0.00
Parcel B-4	10.72	0.96	0.96	0.00
Parcel C-1	8.07	0.72	0.72	0.00
Parcel C-2	16.75	1.50	1.50	0.00
Parcel C-3	21.63	1.94	1.94	0.00
Parcel C-4	15.26	1.37	1.37	0.00
Parcel C-5	4.03	0.36	0.36	0.00
Parcel C-6	5.12	0.46	0.46	0.00
Parcel C-7	8.07	0.72	0.72	0.00

### LEGEND

- CRITICAL WATER QUALITY ZONE
- WATER QUALITY TRANSITION ZONE
- FEMA 100 YEAR FLOODPLAIN
- CITY OF AUSTIN 100 YEAR FLOODPLAIN
- MAJOR PEDESTRIAN LINKAGE (WIDTH 8')
- NATURE TRAIL (WIDTH VARIES)
- TRAIL HEAD
- REGIONAL PARK
- PUBLIC PARKLAND/OPEN SPACE ESMT
- PRIVATE PARKLAND/OPEN SPACE ESMT
- LANDSCAPE/OPEN SPACE/TRAIL ESMT AND P.U.E. (10' ADJACENT TO R.O.W.)

NOTE: ALIGNMENT OF TRAIL SHOWN ON THIS PLAN IS FOR CONCEPTUAL PURPOSES ONLY. THE ALIGNMENT WILL BE FINALIZED BY THE CITY OF AUSTIN AND THE LANDOWNER. THE ALIGNMENT WILL BE FINALIZED BY THE CITY OF AUSTIN AND THE LANDOWNER. THE ALIGNMENT WILL BE FINALIZED BY THE CITY OF AUSTIN AND THE LANDOWNER.

**MAKAR**  
OWNER/DEVELOPER  
300 MARSHALL BANKS, L.P.  
300 MARSHALL BANKS, L.P.  
AUSTIN, TX 78701  
314-461-1700

**WATERSEGE P.U.D.**  
PARKS/TRAILS NETWORK PLAN  
"EXHIBIT H"

**DATE:** 3/23/06  
**SHEET:** 4 of 5



LAND USE SUMMARY		ACRES	% OF PROPERTY
(a) MEDIUM DENSITY RESIDENTIAL		247.45 ac	59%
(b) MEDIUM DENSITY RESIDENTIAL		61.34 ac	15%
REGIONAL PARK		51.95 ac	12%
COMMUNITY PARK		7.01 ac	2%
COMMUNITY RECREATION		3.21 ac	1%
* GENERAL RETAIL		26.29 ac	6%
RIGHT OF WAY USAGE		17.54 ac	4%
TOTAL		417.95 ac	100.0%

Map prepared by the City of Austin, Texas, for the purpose of showing the location of the property described in the accompanying plat. The map is not to be used for any other purpose without the express written consent of the City of Austin, Texas. The map is not to be used for any other purpose without the express written consent of the City of Austin, Texas.



## EXHIBIT G

### SPECIAL PERMITTED USES FOR PUD AREAS(a)

March 28, 2006

"Cottage Dwelling", "Secondary Apartment Dwelling" and "Urban Dwelling" are special uses permitted, at the option of the development, on certain Parcels in the Watersedge PUD under specific site development regulations.

The residential special uses, specifically the cottage dwelling, Secondary Apartment dwellings, and Urban Dwelling uses, shall be permitted on those Parcels specified in Exhibit D to the Ordinance.

The definitions and site development regulations applicable to the Optional Special Uses are as set out below.

1. "Cottage Dwelling" special use is the use of a site of limited size for single-family residential dwellings on lots of at least 2500 square feet in size

A Cottage Dwelling special use development may not exceed two acres in size. For a Cottage Dwelling special use development or more than eight lots, 250 square feet of community open space is required for each lot.

For a Cottage Dwelling special use:

1. The minimum lot width is 30 feet;
2. The maximum height of a structure is 35 feet;
3. The minimum front yard setback is 15 feet;
4. The minimum street side yard setback is 10 feet;
5. The minimum interior side yard setback is 5 feet;
6. The minimum rear yard setback is 5 feet;
7. The maximum building coverage is 55 percent; and
8. The maximum impervious coverage is 65%.

The minimum lot area for a Cottage Dwelling special use is:

1. 2,500 square feet; or
2. 3,500 square feet for a lot that is located in an SF-3 district; and
  - Is a corner lot; or
  - Adjoins a lot that is:
    - a. Zoned SFf-3;
    - b. Has a lot area of at least 5,750 square; and
3. Is developed as a single-family resident.

For a Cottage Dwelling special use with a front driveway, a garage, if, any, must be located at least 20 feet behind the building facade.

For a Cottage Dwelling special use, other than a driveway, parking is not permitted in a front yard.

For a Cottage Dwelling special use, the main entrance of the principal structure must face the front lot line.

For a Cottage Dwelling special use a covered front porch is required. The minimum depth of the porch is five feet. The minimum width of the porch is 50 percent of the width of the front façade.

For a Cottage Dwelling special use 200 square feet of private open space is required for each dwelling. .

2. "Secondary apartment Dwelling" is the use of a developed single-family residential lot for a second dwelling.

(A) Secondary Apartment Dwelling use is permitted in MDR(a) zoning base districts.

(B) A Secondary Apartment Dwelling is not permitted in combination with a Cottage Dwelling or Urban Dwelling use;

(C) A Secondary Apartment Dwelling must be located in a structure other than the principal structure. The apartment may be connected to the principal structure by a covered walkway;

(D) A Secondary Apartment Dwelling must be located at least 15' to the rear of the principal structure or above a garage;

(E) A Secondary Apartment Dwelling may not exceed 850 square feet of gross floor area;

(F) The entrance to a Secondary apartment dwelling must be on the side of the structure that is the greatest distance from the corresponding side lot line.

(G) One parking space is required in addition to the parking otherwise required for the principal use.

3. "Urban Dwelling" use is the use of a site for a single-family residential dwelling on a lot of at least 3,500 square feet in size.

(A) Urban Dwelling is permitted in MDR(a) zoning base districts.

(B) For an Urban Dwelling use development on more than eight lots, 250 square feet of community open space is required;

(C) The minimum lot size is 3,500 square feet;

- (D) The minimum lot width is 40 feet;
- (E) The maximum height of a structure is 35 feet;
- (F) The minimum street side yard setback is 10 feet;
- (G) The minimum interior side yard setback is 5 feet;
- (H) The minimum rear yard setback is 5 feet;
- (I) The maximum building coverage is 55%; and
- (J) The maximum impervious coverage is 65%
- (K) Except as otherwise is provided herein, the minimum front yard setback is 20 feet:
  - 1. If Urban Dwelling uses are proposed for the entire length of a block face, the minimum front yard setback is 15 feet;
  - 2. For an Urban Dwelling use that adjoins a legally developed lot with a front yard setback of less than 25 feet, the minimum front yard setback is equal to the average of the front yard setbacks applicable to adjoining lots.
- (L) For an Urban Dwelling use with a front driveway:
  - 1. The garage, if any, must be at least five feet behind the front façade of the principal structure; and
  - 2. For a garage within 200 feet of the front façade, the width of the garage may not exceed 50 percent of the width of the front façade.
- (M) Other than in a driveway, parking is not permitted in a front yard;
- (N) The main entrance of an Urban Dwelling use must face the front lot line
- (O) A covered front porch is required for an Urban Dwelling use. The minimum depth of the porch is five feet. The minimum width of the porch is 50 percent of the width of the building façade.
- (P) Two hundred square feet of private open space is required for each dwelling.